

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

32 SCOTT AVENUE, ST ALBANS, VIC 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$600,000

&

\$620,000

Median sale price

Median price

\$517,500

Property Type

Townhouse

Suburb

ST ALBANS

Period - From

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---------------------------------------|-----------|--------------|
| 1/28 SCOTT AVENUE ST ALBANS VIC 3021 | \$640,000 | 23-Apr-25 |
| 10 SYKES WALK ST ALBANS VIC 3021 | \$615,000 | 16-Jul-25 |
| 2/20 THOMAS STREET ST ALBANS VIC 3021 | \$616,000 | 18-Sep-24 |

This Statement of Information was prepared on:

18/07/2025